091.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,300 /	701,300
					USE VALUE:	701,300 /	701,300
					ASSESSED:	701,300 /	701,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ISKENDERIAN HAIG & ANDREA
Owner 2:	
Owner 3:	
Street 1:	49 ROCKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ISKENDERIAN HAIG & ANDREA -
Owner 2:	-
Street 1:	49 ROCKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,898 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1974, having primarily Wood Shingle Exterior and 1865 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3898.000	324,700	700	375,900	701,300
Total Card	0.089	324,700	700	375,900	701,300
Total Parcel	0.089	324,700	700	375,900	701,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.07 | /Parcel: 376.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 58706
GIS Ref:
GIS Ref:
Insp Date: 12/15/08

!7407!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,700	700	3,898.	375,900	701,300	701,300	Year End Roll	12/18/2019
2019	101	FV	260,400	700	3,898.	381,200	642,300	642,300	Year End Roll	1/3/2019
2018	101	FV	260,400	700	3,898.	284,600	545,700	545,700	Year End Roll	12/20/2017
2017	101	FV	260,400	700	3,898.	257,700	518,800	518,800	Year End Roll	1/3/2017
2016	101	FV	260,400	700	3,898.	247,000	508,100	508,100	Year End	1/4/2016
2015	101	FV	253,500	700	3,898.	209,400	463,600	463,600	Year End Roll	12/11/2014
2014	101	FV	251,400	700	3,898.	198,700	450,800	450,800	Year End Roll	12/16/2013
2013	101	FV	251,400	700	3,898.	189,000	441,100	441,100		12/13/2012

PRINT

Date	Time
12/10/20	22:02:52

LAST REV

Date	Time
11/06/19	10:48:23
danam	
7407	

USER DEFINED

Prior Id # 1:	58706
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUNNINGHAM MARK	31563-147		6/30/2000		319,000	No	No		
	21207-423		6/1/1991		163,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2019	664	New Wind	9,020	C				2 NEW DOORS
2/19/2014	128	Redo Kit	34,000	C				
10/7/2011	1258	Re-Roof	6,900					
1/22/2010	50	Redo Bat	14,653					BATH RENO 2ND FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2014	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	294	PATRIOT
7/19/2000	MLS	MM	Mary M
1/26/2000	Meas/Inspect	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3898		Sq. Ft.	Site		0	70.	1.38	5									375,859						375,900	

Total AC/HA: 0.08949 | Total SF/SM: 3898 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 375,859 | Spl Credit | Total: 375,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.5	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.01150000
Adj $ / SQ:	184.346
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388857
Depreciation:	64161
Depreciated Total:	324696

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

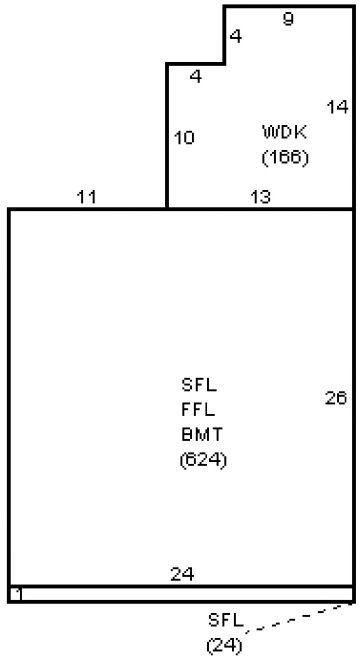
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.35
Special Features:	0	Val/Su Net:	157.47
Final Total:	324700	Val/Su SzAd	255.27

SKETCH



7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	648	184.350	119,456
BMT	Basement	624	118.350	73,850
FFL	First Floor	624	184.350	115,032
WDK	Deck	166	12.160	2,019
	Net Sketched Area:	2,062	Total:	310,357
Size Ad	1272	Gross Are	2062	FinArea 1865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	95	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	14X8	A	AV	1990	7.79	T	23.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700